

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 23, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Alcorn, citing the need for more community input, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT FOR PRIVATE ATHLETIC TRAINING AND ADMINISTRATIVE FACILITIES IN CONJUNCTION WITH A PUBLIC USE, CURRENTLY SCHEDULED FOR WEDNESDAY, OCTOBER 30, 2002, TO A DATE CERTAIN OF WEDNESDAY, NOVEMBER 13, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Alcorn noted that since this Zoning Ordinance Amendment had been the only item on the agenda for next Wednesday, with the approval of this deferral, there would be no Planning Commission meeting on Wednesday, October 30, 2002.

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Commissioner Smyth reminded the Commission that a Policy and Procedures Committee meeting would be held next Wednesday, October 30, 2002 at 7:30 p.m. She added that implementation of the Development Criteria in the Policy Plan would be discussed.

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ORDER OF THE AGENDA

The agenda consisted of the second scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan in the Mount Vernon and Lee Districts.

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AREA PLANS REVIEW MARKUP SESSION - MOUNT VERNON AND LEE DISTRICTS – The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Mount Vernon and Lee Districts, in accordance with the *Code of Virginia*, Title 15.2, Chapter 11.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE-OF-THE-WHOLE FOR PURPOSES OF MAKING RECOMMENDATIONS ON AREA PLANS REVIEW NOMINATIONS IN THE MOUNT VERNON AND LEE DISTRICTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioner Murphy absent from the meeting.

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Secretary Harsel assumed the Chair for the markup of Mount Vernon District items.

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AREA PLANS REVIEW MARKUP - MOUNT VERNON DISTRICT

(The public hearings on these items were held on September 25, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-02-III-2P

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-02-IV-1LP

APR-02-IV-6LP

APR-02-IV-8LP

Commissioner Byers, for APR-02-IV-1LP, MOVED THAT THE PLANNING COMMISSION DENY THAT ITEM.

Commissioner Byers, for APR-02-IV-6LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 32 AND 33 OF STAFF REPORTS BOOK 1 FOR THE MOUNT VERNON DISTRICT AND IN THIS HANDOUT, DATED OCTOBER 23, 2002, BUT WITH THE FOLLOWING CHANGES: DELETE THE SECOND BULLET REFERRING TO BUILDING HEIGHT, AND CHANGE THE FAR FROM .35 TO .50.

Commissioner Byers, for APR-02-IV-8LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE ALSO FOUND IN THE STAFF REPORTS BOOK ON PAGES 32 AND 33 AND IN THE TEXT IN MY HANDOUT.

APR-02-IV-2LP

APR-02-IV-7LP

APR-02-IV-10LP

Commissioner Byers, for APR-02-IV-7LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE TO ADD AN OPTION FOR PUBLIC OPEN SPACE/PARK LAND, WITH THE REMOVAL OF LOT 16A.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY ITEMS APR-02-IV-2LP AND APR-02-IV-10LP.

APR-02-IV-3LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-4LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS MODIFIED BY THE TASK FORCE AND STAFF.

APR-02-IV-5LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION AS MODIFIED.

APR-02-IV-9LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND AN ALTERNATIVE TO THE NOMINATION THAT WOULD RETAIN THE CURRENT PLAN

LANGUAGE FOR SUB-UNITS B5a AND B5b AND MODIFY LAND UNIT C TO ALLOW DEVELOPMENT OF ADDITIONAL OFFICE AND PROVIDE OPPORTUNITY TO ESTABLISH SUPPORTING RETAIL USES.

APR-02-IV-11LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS SUBMITTED.

APR-02-IV-1MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

APR-02-IV-2MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

APR-02-IV-4MV

Commissioner Byers, at the request of the nominator, MOVED THAT WE DEFER ACTION ON THIS CASE TO A DATE CERTAIN OF NOVEMBER 13, 2002.

APR-02-IV-6MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

APR-02-IV-7MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 15 OF THE STAFF REPORTS BOOK 2 AND ON PAGE 11 OF MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-8MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS FOUND ON PAGES 11 AND 12 IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-10MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS SUBMITTED AND SHOWN ON PAGE 38 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK 2 AND ON PAGE 12 OF MY HANDOUT.

APR-02-IV-14MV

APR-02-IV-24MV

APR-02-IV-25MV

APR-02-IV-26MV

APR-02-IV-28MV

Commissioner Byers, for APR-02-IV-25MV, APR-02-IV-26MV AND APR-02-IV-28MV, MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE TASK FORCE RECOMMENDATIONS AND APPROVE THE NOMINATIONS AS MODIFIED. THE REVISED TEXT IS FOUND ON PAGES 13 AND 14 OF MY HANDOUT DATED OCTOBER 23, 2002.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY ITEMS APR-02-IV-14MV AND APR-02-IV-24MV.

APR-02-IV-15MV

APR-02-IV-17MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

APR-02-IV-18MV

APR-02-IV-19MV

Commissioner Byers, for APR-02-IV-18MV, MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE SHOWN ON PAGES 14 AND 15 OF MY HANDOUT DATED OCTOBER 23, 2002.

Commissioner Byers, for APR-02-IV-19MV, MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE SHOWN ON PAGE 15 OF MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-20MV

APR-02-IV-21MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION SHOWN ON PAGES 15 AND 16 OF MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-22MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE TASK FORCE RECOMMENDATION AND APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 146 OF THE STAFF REPORT BOOK 2 FOR MOUNT VERNON DISTRICT AND SHOWN ON PAGE 16 OF MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-4S

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS SHOWN ON PAGES 16 AND 17 OF MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-6S

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS FOUND ON PAGE 17 OF MY HANDOUT DATED OCTOBER 23, 2002.

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At the conclusion of the Mount Vernon markup, Vice Chairman Byers resumed the Chair.

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AREA PLANS REVIEW MARKUP - LEE DISTRICT

(The public hearings on these items were held on October 2, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-02-IV-11MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 6 OF THE LEE DISTRICT STAFF REPORTS BOOK AND SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-12MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 17 AND 18 OF THE LEE DISTRICT STAFF REPORTS BOOK AND SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-13MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE AS SHOWN ON PAGE 29 OF THE LEE DISTRICT STAFF REPORTS BOOK AND IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-16MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE SHOWN ON PAGE 40 OF THE LEE DISTRICT STAFF REPORTS BOOK AND INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-27MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE PLANNING COMMISSION ALTERNATIVE SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-29MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY APR-02-IV-29MV AND RETAIN THE EXISTING COMPREHENSIVE PLAN LANGUAGE.

APR-02-IV-23MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 74 OF THE LEE DISTRICT STAFF REPORTS BOOK AND SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

S02-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE NOMINATION, RETAINING THE CURRENT PLAN.

APR-02-IV-2RH

APR-02-IV-6RH

Commissioner Kelso, for APR-02-IV-2RH, MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION.

Commissioner Kelso, for APR-02-IV-6RH, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE AS SHOWN ON PAGES 98 AND 99 OF THE LEE DISTRICT STAFF REPORTS BOOK AND INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-9RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE SHOWN ON PAGE 110 OF THE LEE DISTRICT TASK FORCE REPORTS BOOK AND IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-1RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE, WHICH CAN BE FOUND ON PAGE 122 OF THE LEE DISTRICT STAFF REPORTS BOOK AND IS INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002, WITH THE FOLLOWING CHANGE TO PARAGRAPH 48. DELETE THE LAST PART OF THE LAST SENTENCE OF THAT PARAGRAPH WHICH SAYS: "AND A DECELERATION LANE ON THE BEULAH STREET FRONTAGE IS PROVIDED."

APR-02-IV-3RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-02-IV-4RH

APR-02-IV-5RH

APR-02-IV-8RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY ALL THREE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-02-IV-1S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-02-IV-2S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE RECOMMENDATION.



APR-02-IV-5S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE WHICH RETAINS BASELINE FOR RESIDENTIAL USE AT 1 TO 2 DWELLING UNITS PER ACRE BUT ADDS AN OPTION FOR 3 TO 4 DWELLING UNITS PER ACRE WITH CONDITIONS THAT REFLECT THE TASK FORCE RECOMMENDATION. THE PROPOSED TEXT IS SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

APR-02-IV-8S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002, TO ALLOW A CHANGE IN USE FROM HOTEL TO OFFICE IN THE METRO PARK OFFICE PARK LOCATED NEAR BEULAH STREET AND THE FRANCONIA SPRINGFIELD PARKWAY.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RATIFY THE ACTIONS TAKEN THIS EVENING AND RECOMMEND THAT THE BOARD OF SUPERVISORS CONCUR WITH THESE RECOMMENDATIONS MADE ON AREA PLANS REVIEW ITEMS IN THE MOUNT VERNON AND LEE DISTRICTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:18 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 22, 2004

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission